Box 49
51536

Davidson County DEEDQC
Recvd: 02/26/02 14:20 4pgs
Fees:22.00 Taxes:0.00
20020226-0024394

This Instrument Prepared by and Please Return to:
Akin, Gump, Strauss, Hauer & Feld, L.L.P.
1700 Pacific Avenue, Suite 4100
Dallas, Texas 75201
Attention: Christopher A. Peckham

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Patriot American Hospitality Partnership, L.P. 1950 Stemmons Freeway Suite 6001 Dallas, Texas 75207	Patriot American Hospitality Partnership, L.P. 1950 Stemmons Freeway Suite 6001 Dallas, Texas 75207	93-5-185

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Patriot American Hospitality, Inc., a Delaware corporation, by these presents does hereby quitclaim and convey unto Patriot American Hospitality Partnership, L.P., a Virginia limited partnership, its heirs, successors and assigns, all its right, title and interest in and to that certain real property situated in Davidson County, Tennessee and more particularly described in Exhibit A attached hereto and incorporated herein for all purposes (the "Property"):

The Property is conveyed expressly subject to all limitations restrictions, and encumbrances as may affect the Property.

Being the same property conveyed by and described in that certain Warranty Deed from Broadway Corporation, a Tennessee corporation, to Tenth Street C.I, Inc., a Tennessee corporation, dated August 21, 1991 and recorded in Book 8426, page 91 of Register's Office of Davidson County, Tennessee. Patriot American Hospitality, Inc. is successor-in-interest by merger to Tenth Street C.I., Inc. as follows:

1. Tenth Street C.I., Inc., a Tennessee corporation, was merged into Clubhouse Properties, Inc., a Kansas corporation, the surviving corporation of said merger, as evidenced by those certain Articles of Merger of Tenth Street C.I., Inc. with and into Clubhouse Properties, Inc. dated as of December 30, 1997 and effective as of January 5, 1998.

2. Clubhouse Properties, Inc. was merged into Clubhouse Hotels, Inc, a Kansas corporation, the surviving corporation of said merger, as evidenced by that certain Certificate of Ownership and Merger Merging Clubhouse Properties, Inc. into Clubhouse Hotels, Inc. dated as of December 30, 1997, filed with the Tennessee Secretary of State on January 2, 1998 and effective as of January 5, 1998.

3. Clubhouse Hotels, Inc., a Kansas corporation, was merged into Patriot American Hospitality, Inc., the surviving corporation of said merger, as evidenced by that certain Certificate of Ownership and Merger Merging Clubhouse Hotels, Inc. into Patriot American Hospitality, Inc. dated as of January 5, 1998 and filed with the Delaware Secretary of State and effective as of January 5, 1998.

This is improved (X) unimproved ( ) property known as:

920 Broadway
House Number Street

Nashville, Tennessee
P. O. Address City or Town

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 14 day of February, 2002.

PATRIOT AMERICAN HOSPITALITY, INC., a Delaware corporation

By: _____
Name: John P. Bohlmann
Title: Vice-President

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John P. Bohlmann, Vice-President of Patriot American Hospitality, Inc., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of February, 2002.

[illegible] ELFENBEIN
COMMISSION EXPIRES
MAY 10, 2004

_____
Notary Public

My Commission Expires:

5-10-04

STATE OF TEXAS)
)
COUNTY OF DALLAS)

The actual consideration for this transfer is $ -0- .

AFFIANT:

PATRIOT AMERICAN HOSPITALITY, INC., a Delaware corporation

By:
Name: John P. Bohlmann
Title: Vice-President

Subscribed and sworn to before me this 14 day of February, 2002.

CONNIE L. ELFENBEIN
COMMISSION EXPIRES
MAY 10, 2004

Notary Public

My Commission Expires:

5-10-04

Exhibit A
Legal Description of Property

Ramada Nashville Downtown, Tennessee

TRACT I:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Broadway and Tenth Avenue North, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Broadway and the easterly right-of-way line of Tenth Avenue North;

THENCE, with said right-of-way line of Tenth Avenue North, N 27° 15′ 40″ W, 325.78 feet to a point;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to the Sunday School Board of the Southern Baptist Convention of record in Book 2494, Page 145 and Book 2499, Page 616, R.O.D.C., N 62° 27′ 10″ E, 185.89 feet to a point in the westerly line of property conveyed to the Executive Committee of the Southern Baptist Convention by deed of record in Book 6143, Page 936, R.O.D.C.;

THENCE, with said westerly line and the westerly line of property conveyed to Christ Episcopal Church Wardens by deed of record in Book 10292, Page 939, R.O.D.C., S 27° 13′ 03″ E. 115.17 feet to a point:

THENCE, leaving said Christ Episcopal Church Wardens line with the northerly line of property conveyed to Third National Bank, Trustee, by deed of record in Book 7058, Page 213, R.O.D.C., S 62° 25′ 00″ W, 75.00 feet;

THENCE, with Third National Bank, Trustee's, westerly line S 27° 27′ 02″ E, 210.50 feet to the northerly right-of-way line of Broadway;

THENCE, with said right-of-way line of Broadway, S 62° 25′ 30″ W, 111.50 feet to the point of beginning.

Containing 44.811 square feet or 1.01 acres, more or less.